



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.
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CA 94103-2479

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Fax:
415.558.6409

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Information:
415.558.6377



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, April 27, 2016**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Front Setback and Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 4075 20th Street	Case No.: 2015-003586VAR
Cross Street(s): Noe Street	Building Permit: 2014.06.30.0043
Block / Lot No.: 3604/058A	Applicant/Agent: Steve Hoppe
Zoning District(s): RH-1 / Dolores Heights SUD 40-X	Telephone: 415-285-3232
Area Plan: N/A	E-Mail: steven@stevenhoppe.com

PROJECT DESCRIPTION

The project proposes to alter the front façade, entry sequence and parking area at the front of the property. The project will excavate at the front setback and over the front property line to create two parking spaces, will demolish the existing wood entry stair and create a new entry stair along the eastern property line, and will create a porch and noncompliant bay window that extend beyond the required front setback.

PER SECTION 132 OF THE PLANNING CODE, the subject property is required to maintain a front setback of 10'-3", based on the average of the two adjacent buildings. The existing structure is legal, noncomplying with respect to the front setback, however, the proposal's entry stairs, porch, and two-story bay window are proposed for reconfiguration and further increase the noncompliance; therefore a variance is required.

PER SECTION 241 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 45% of lot depth (or 51'-4") within the Dolores Heights Special Use District. The project proposes to increase the roof height for an existing portion of the building that is located within the required rear yard; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Andrew Perry** Telephone: **415-575-9017** Mail: Andrew.Perry@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2015-003586VAR.pdf>

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **On April 4, 2016, the Department issued the required Section 311 notification for this project (expires May 4, 2016).**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

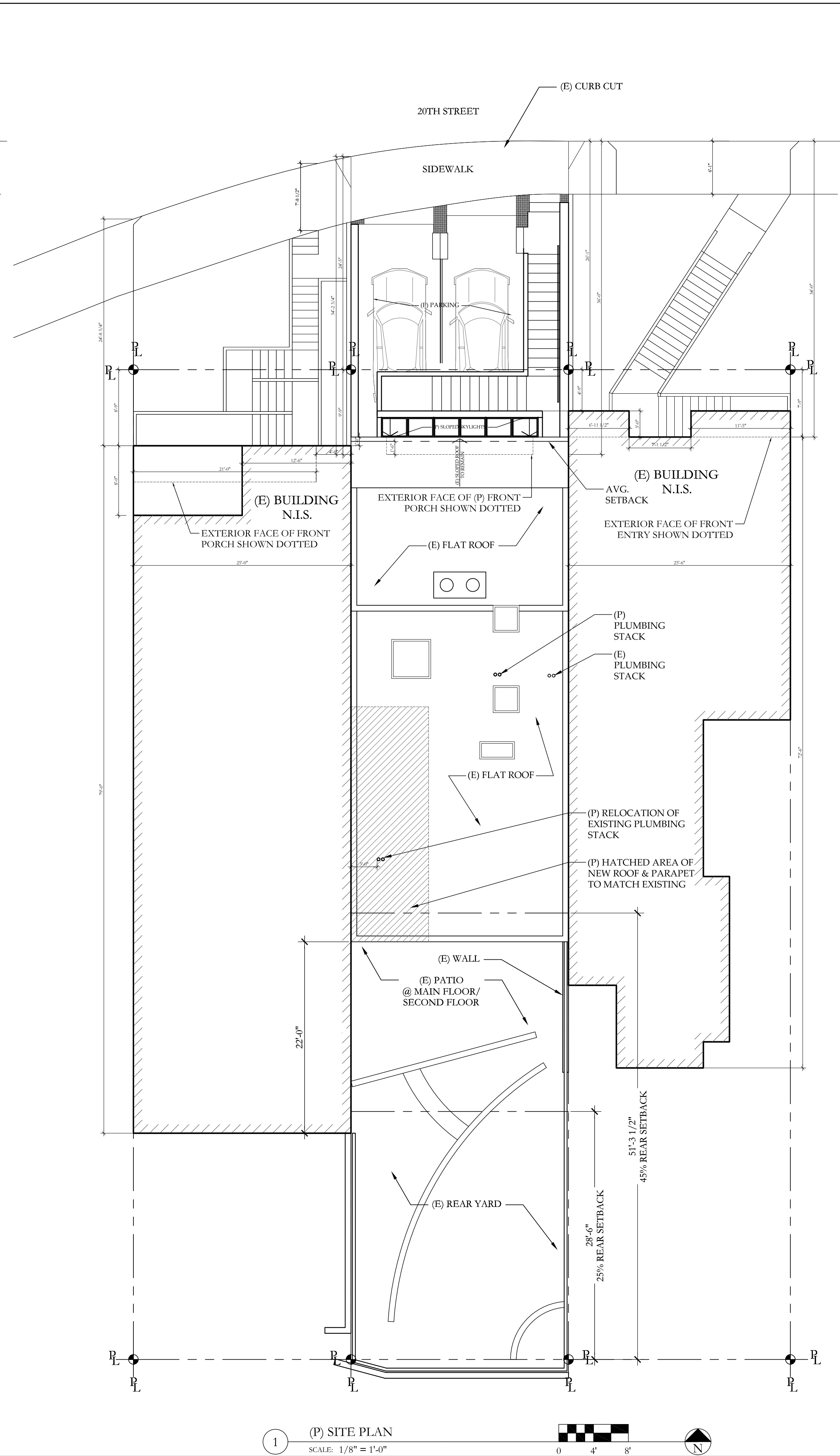
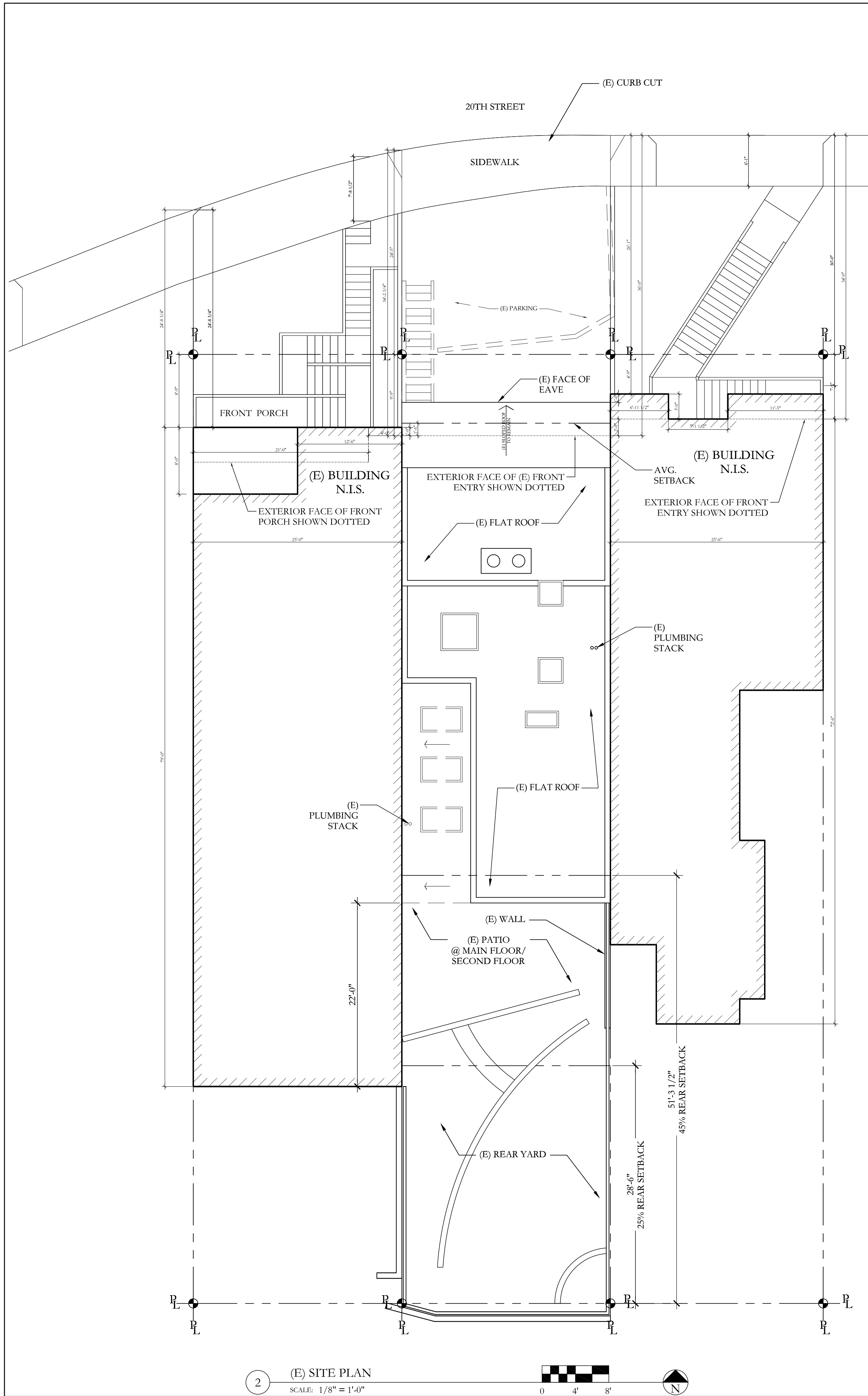
ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

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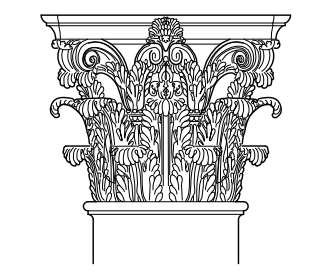
NOTES

LEGEND

- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

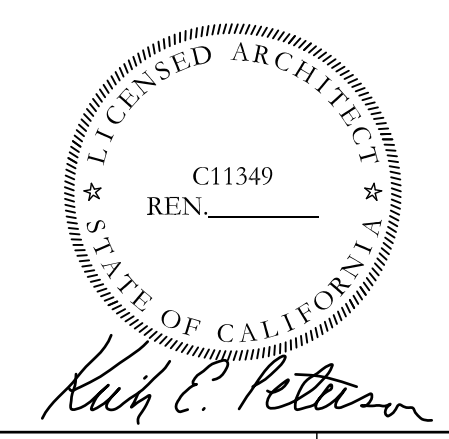
**CRISP/HOPPE
RESIDENCE**

4075 20TH STREET
SAN FRANCISCO, CA94114



**KIRK E. PETERSON
& ASSOCIATES
ARCHITECTS**

5253 College Avenue
Oakland, CA 94618
P 510.547.0275
F 510.547.4173
info@kpaarch.com



ISSUE & REVISION	DATE
PLANNING	10-23-2013
BUILDING SUBMITTAL	4-1-2014
REVISION	2-23-2015
REVISION	7-8-2015
REVISION	3-15-2016

(E) & (P) SITE

PROJECT #:	1207
DATE:	3-15-2016
DRAWN BY:	MM, ID
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	

A1.00



1 (E) NORTH (FRONT) CONTEXT ELEVATION
SCALE: 1/4" = 1'-0"

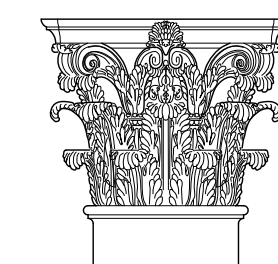
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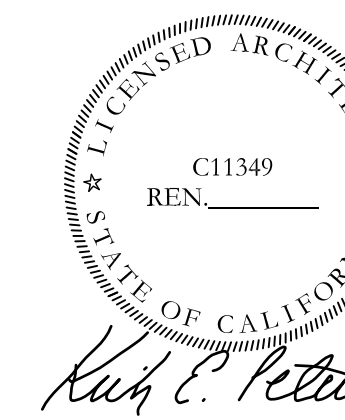
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(E) CONTEXT ELEVATION

PROJECT #:	1207
DATE:	3-15-2016
DRAWN BY:	MM, ID
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	

A1.01



1 (P) NORTH (FRONT) CONTEXT ELEVATION
SCALE: 1/4" = 1'-0"

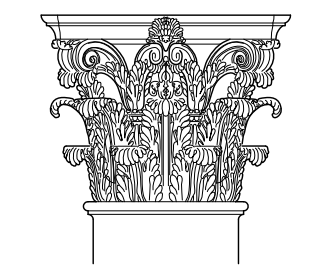
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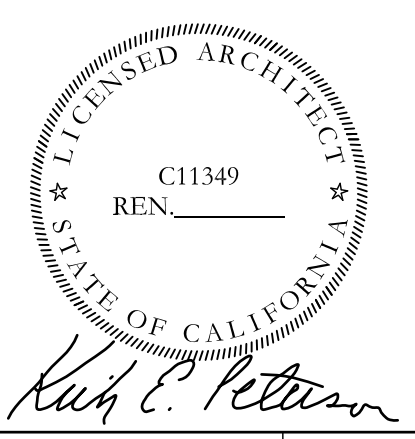
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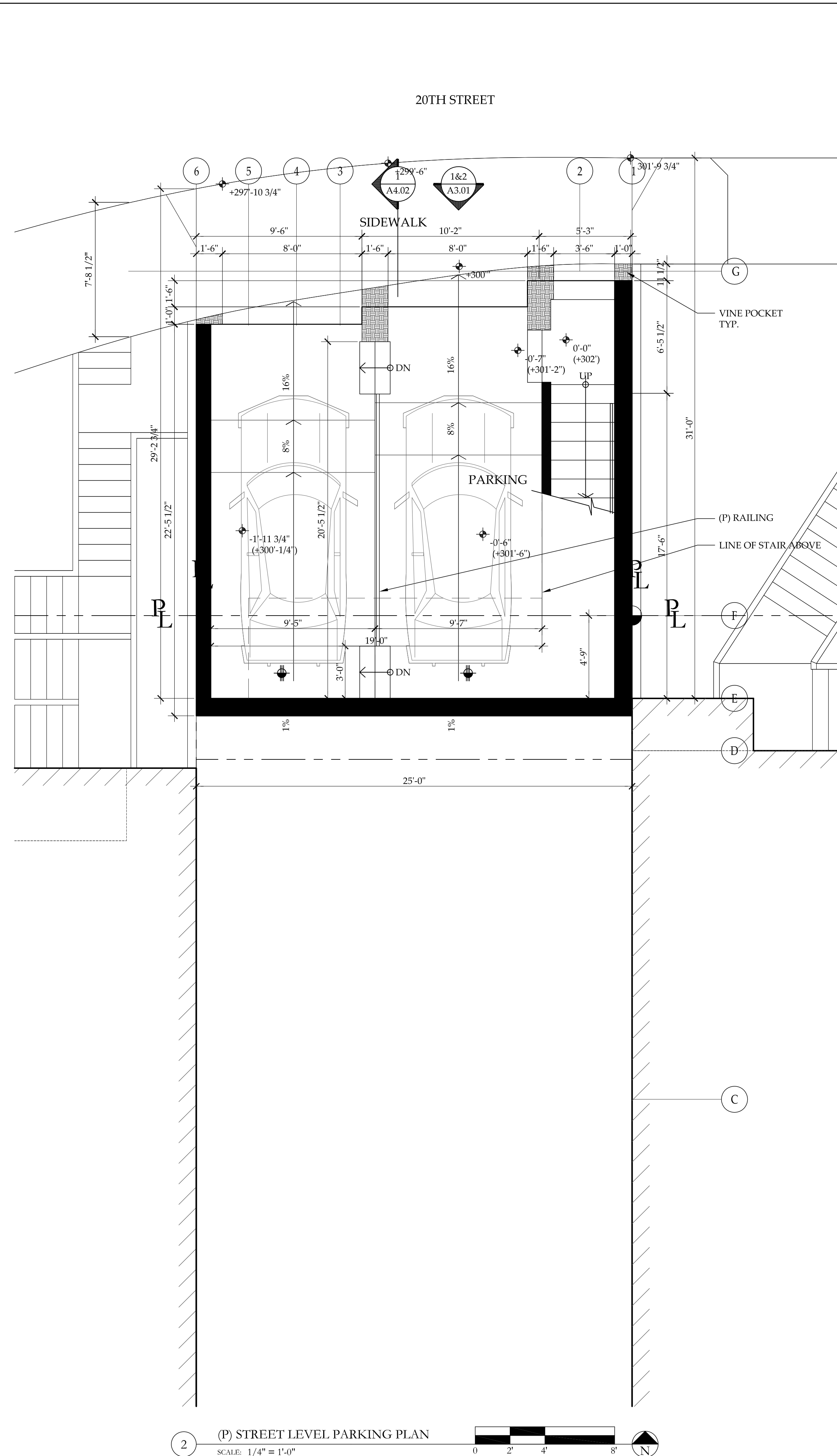
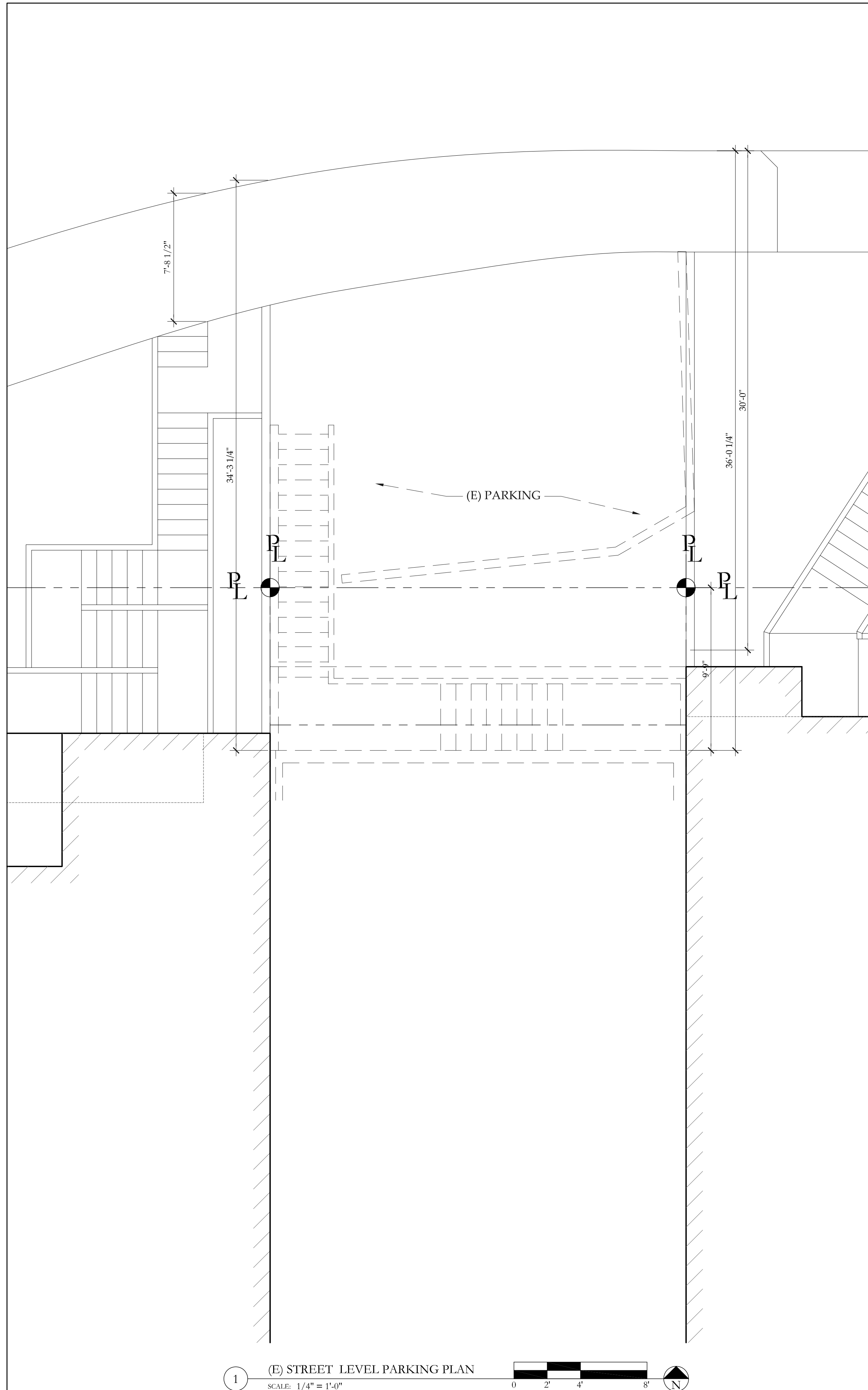


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(P) CONTEXT ELEVATION

PROJECT #:	1207
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DRAWN BY:	MM, ID
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SCALE:	AS NOTED
SHEET #:	

A1.02



NOTES

CRISP/HOPPE RESIDENCE

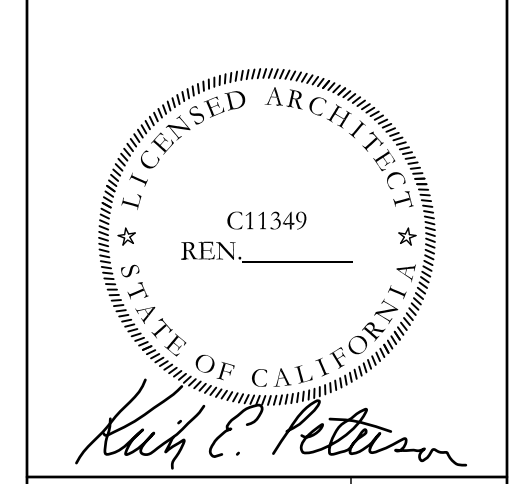
4075 20TH STREET
SAN FRANCISCO, CA94114

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

KIRK E. PETERSON & ASSOCIATES ARCHITECTS

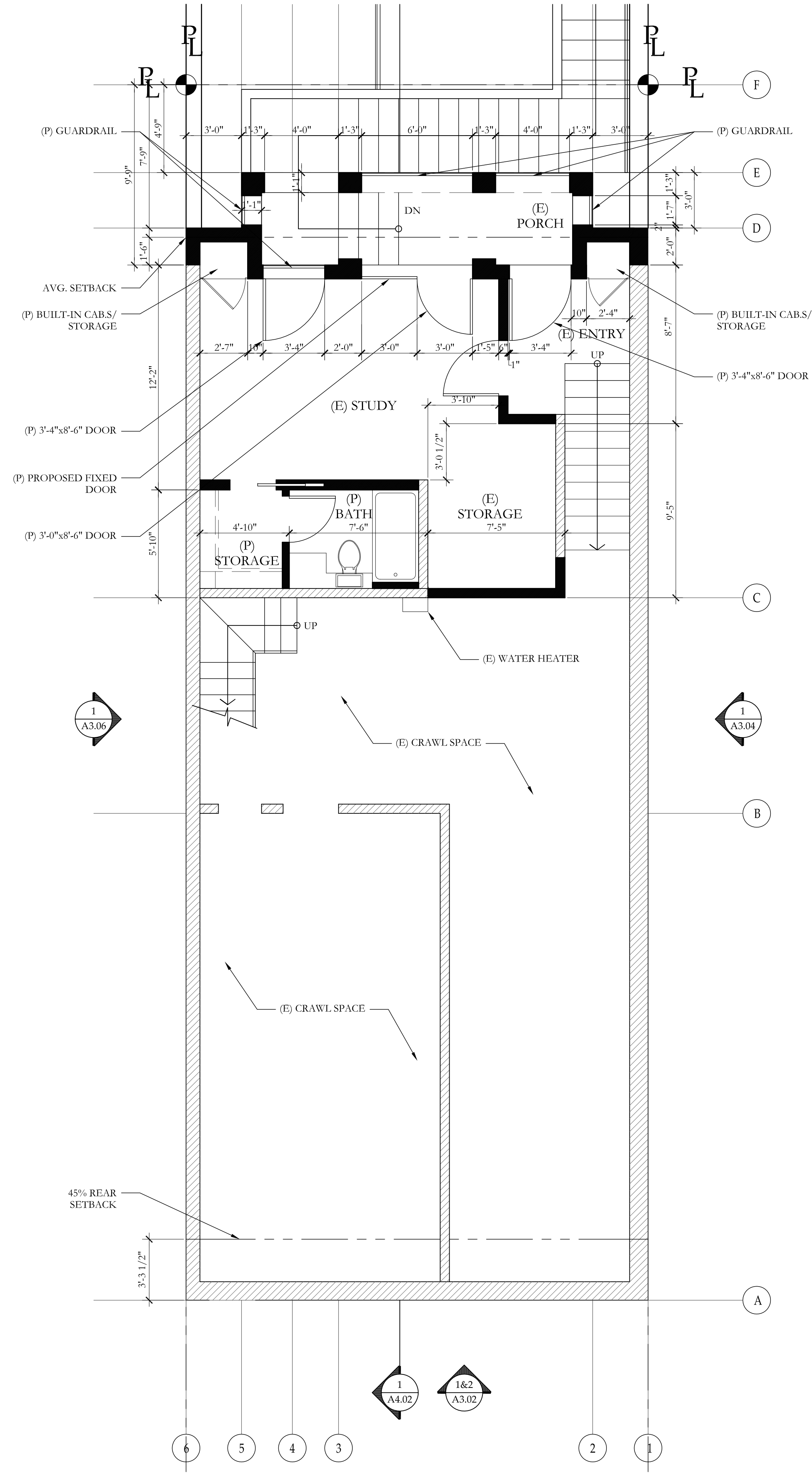
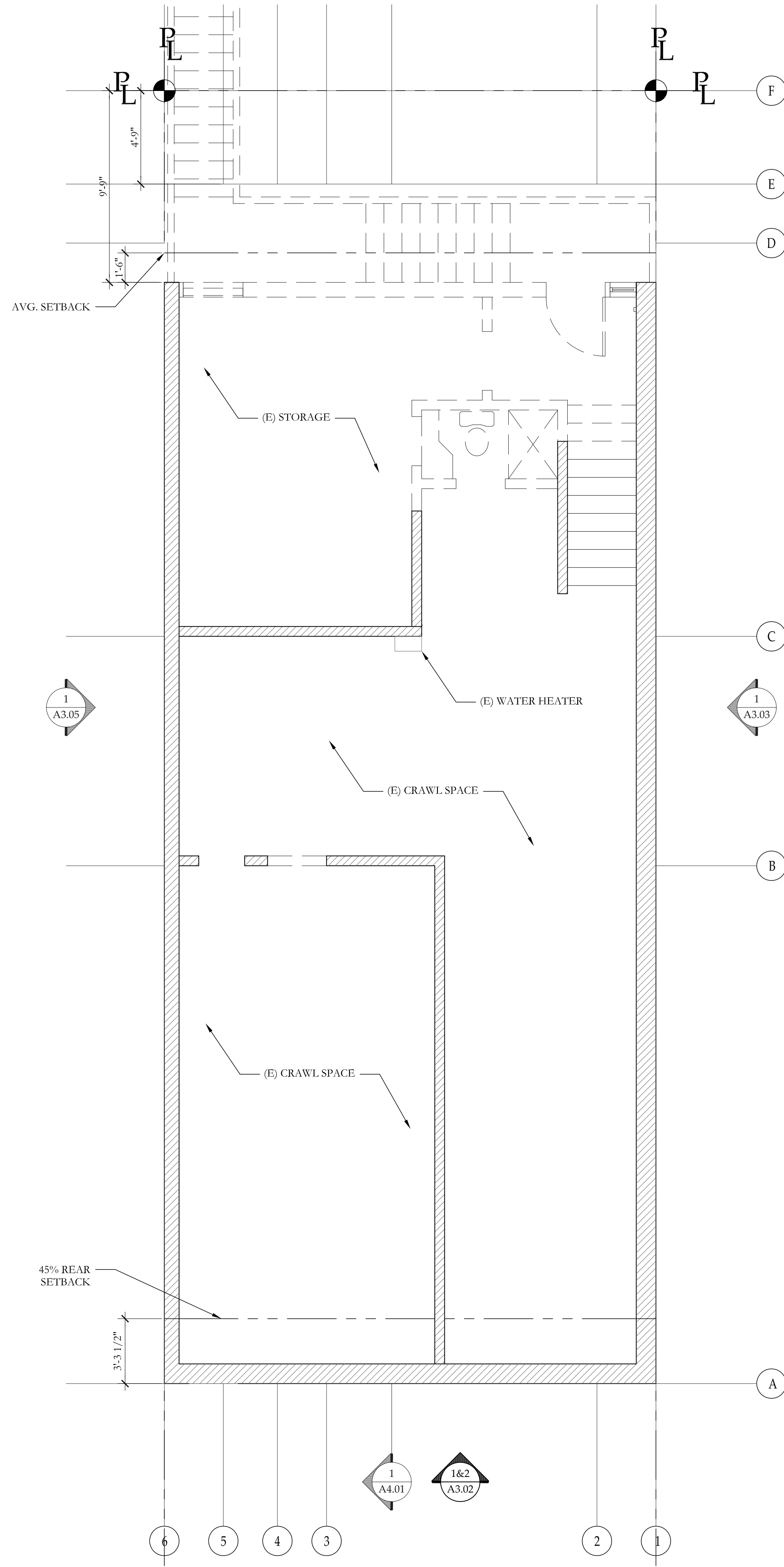
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DATE:	3-15-2016
DRAWN BY:	MM, ID
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	A2.00

(E) & (P) PARKING



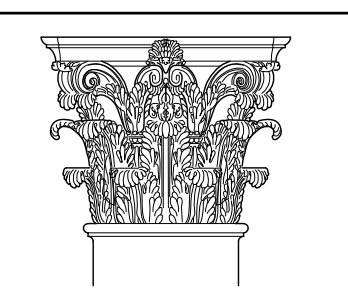
NOTES

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
- TO BE REMOVED/DEMOLISHED
- PROPERTY LINE

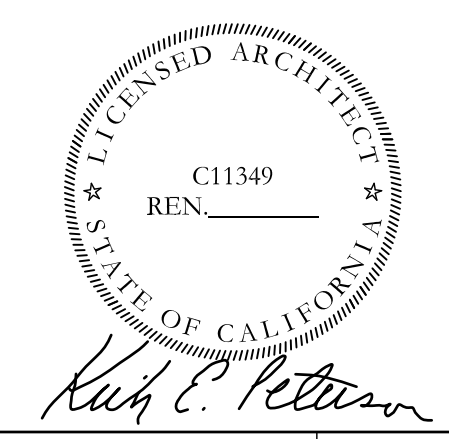
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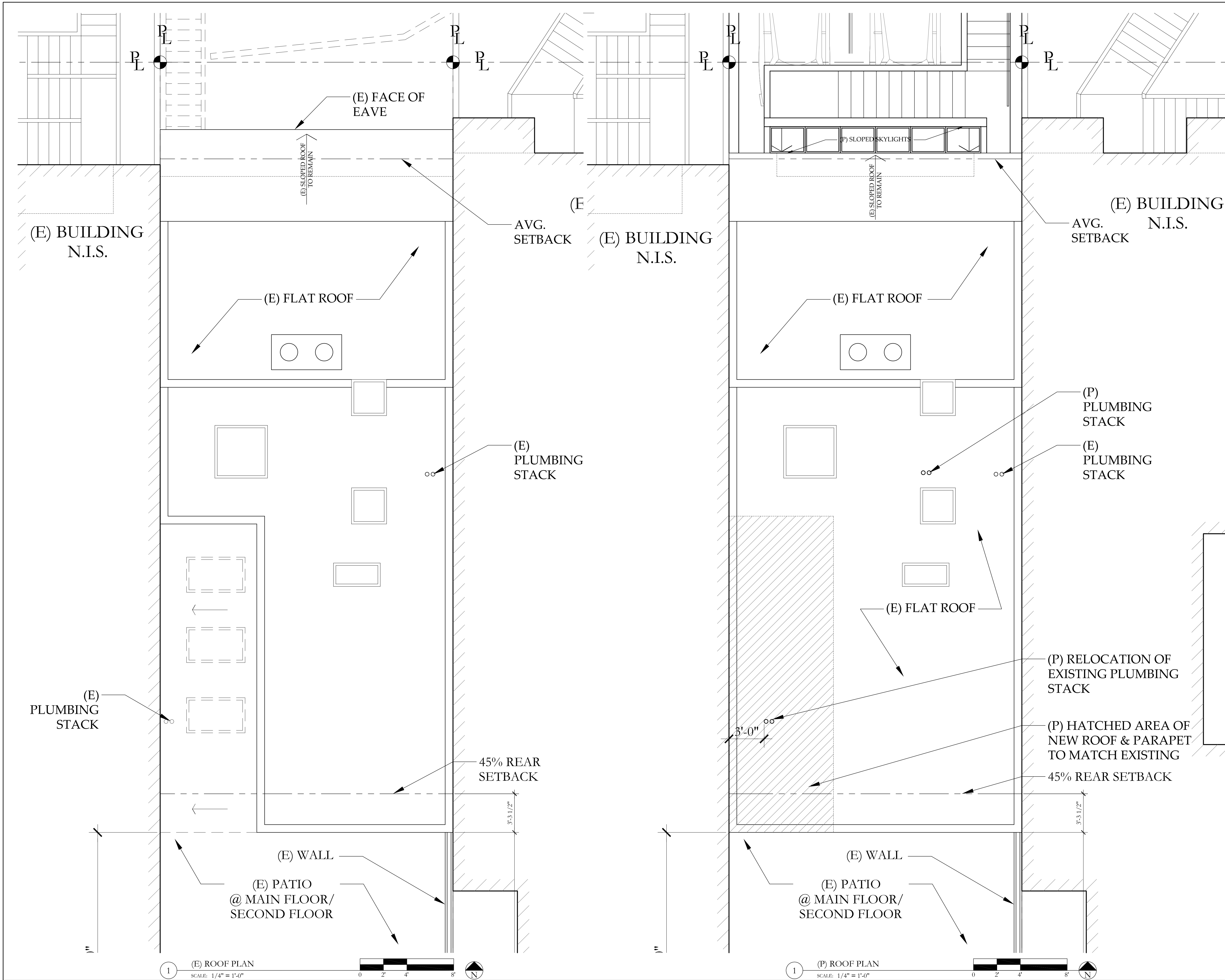


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(E) & (P) LOWER LEVEL/
CRAWL SPACE

PROJECT #:	1207
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SCALE:	AS NOTED
SHEET #:	

A2.01



NOTES

LEGEND

- (P) WALL
- (E) WALL
- (E) BUILDING (NOT IN SCOPE)
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- PROPERTY LINE

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(E) & (P) ROOF PLAN

PROJECT #: 1207
 DATE: 3-15-2016
 DRAWN BY: MM, ID
 CHECKED BY: KP
 SCALE: AS NOTED
 SHEET #:

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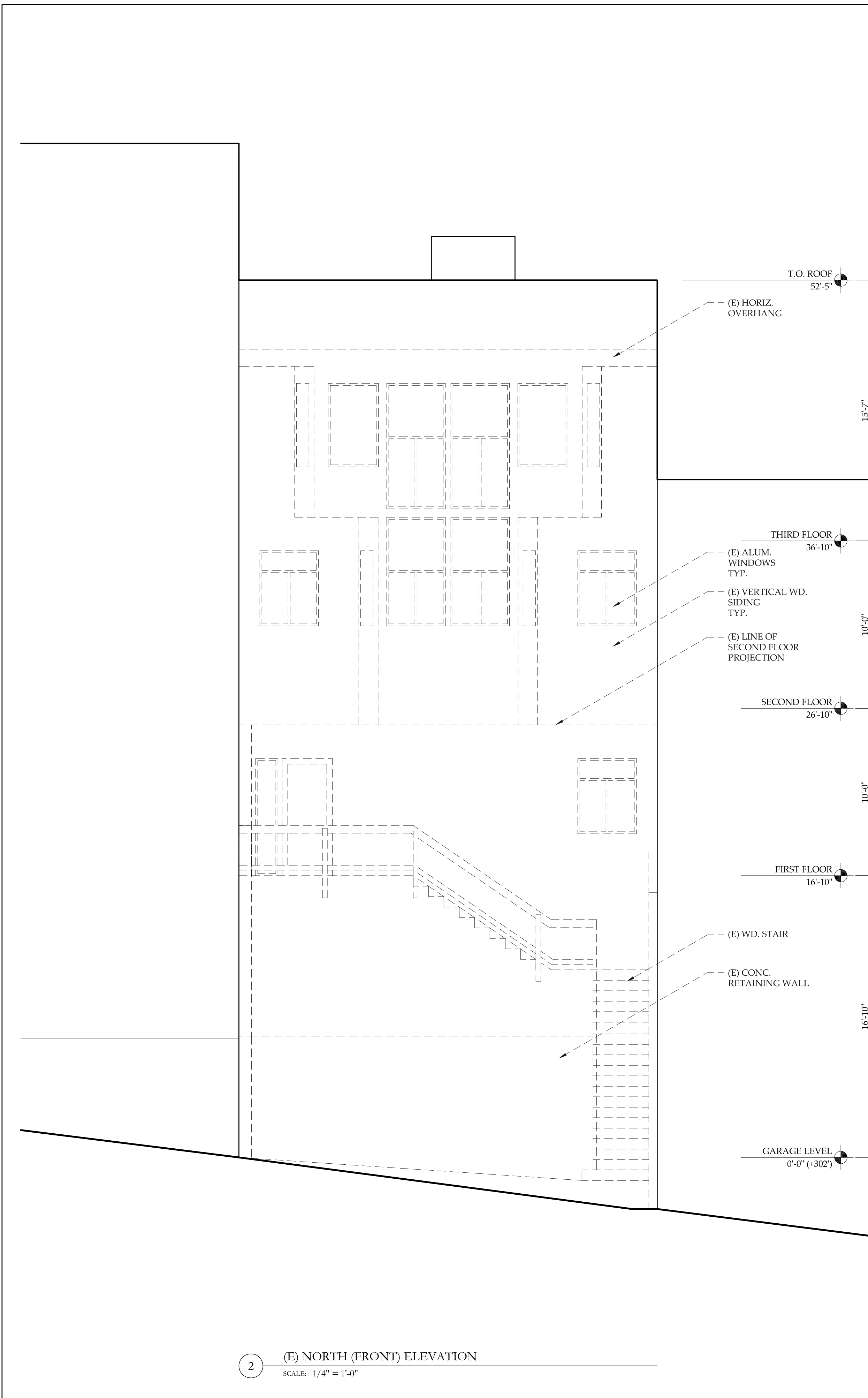
ISSUE & REVISION

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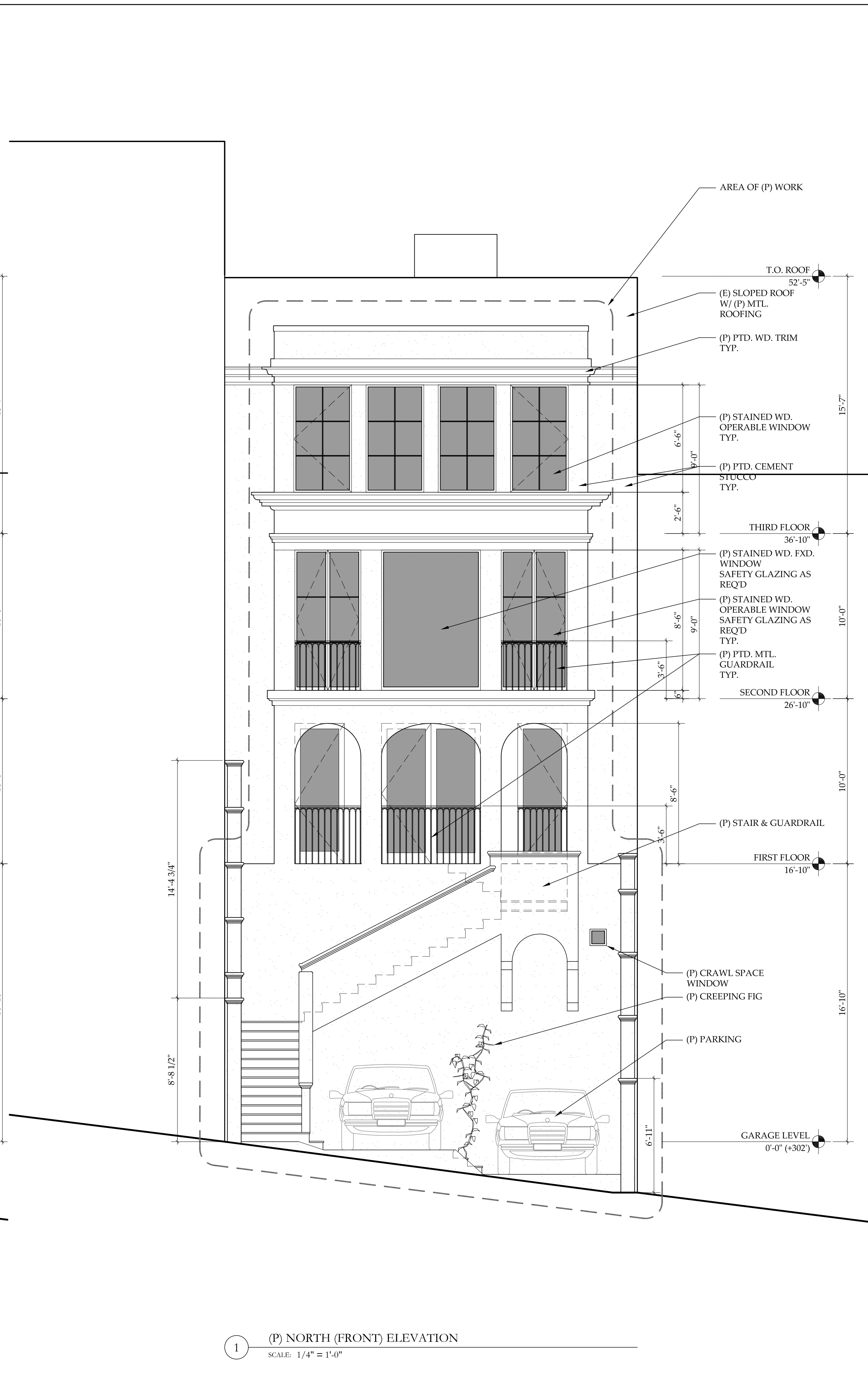
(E) & (P) ROOF PLAN

PROJECT #: 1207
 DATE: 3-15-2016
 DRAWN BY: MM, ID
 CHECKED BY: KP
 SCALE: AS NOTED
 SHEET #:

A2.05



2 (E) NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



1 (P) NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

LEGEND

(E) BUILDING (NOT IN SCOPE)

TO BE REMOVED/DEMOLISHED

PROPERTY LINE

CRISP/HOPPE RESIDENCE

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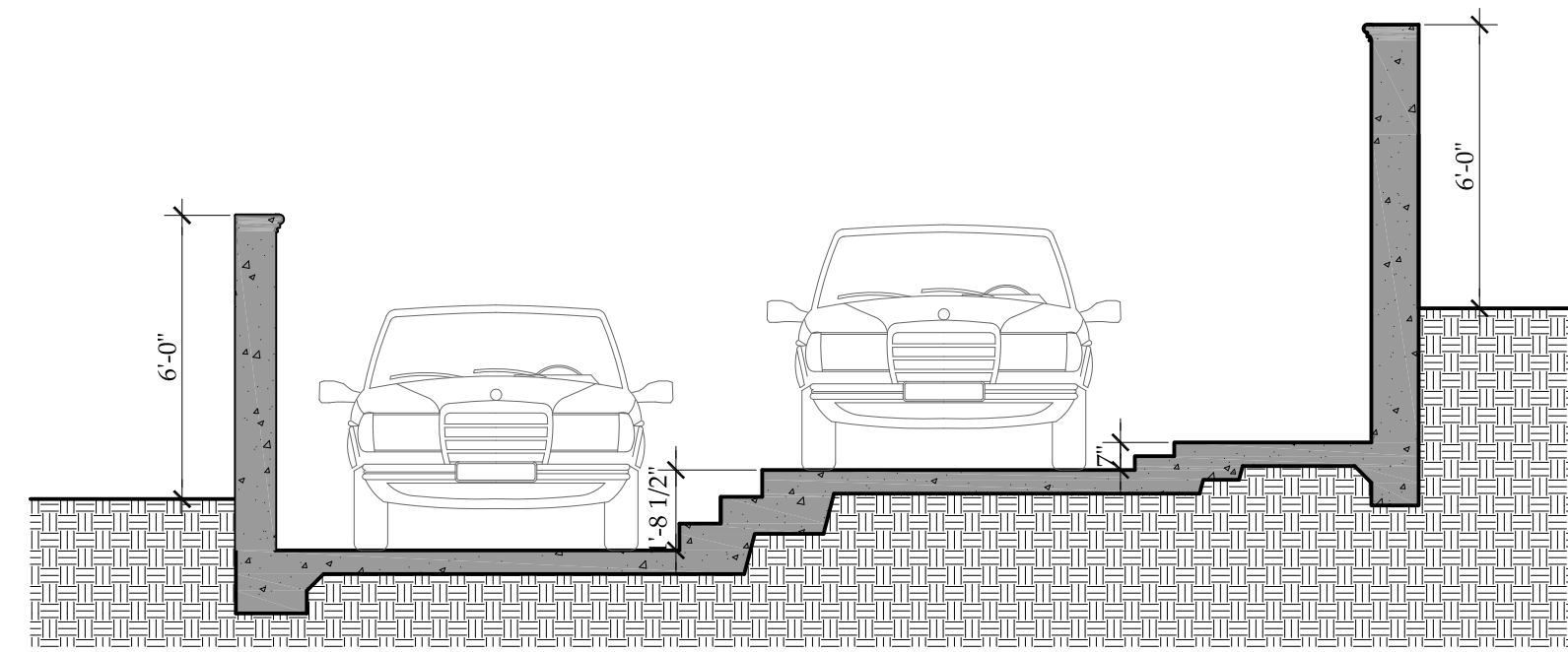
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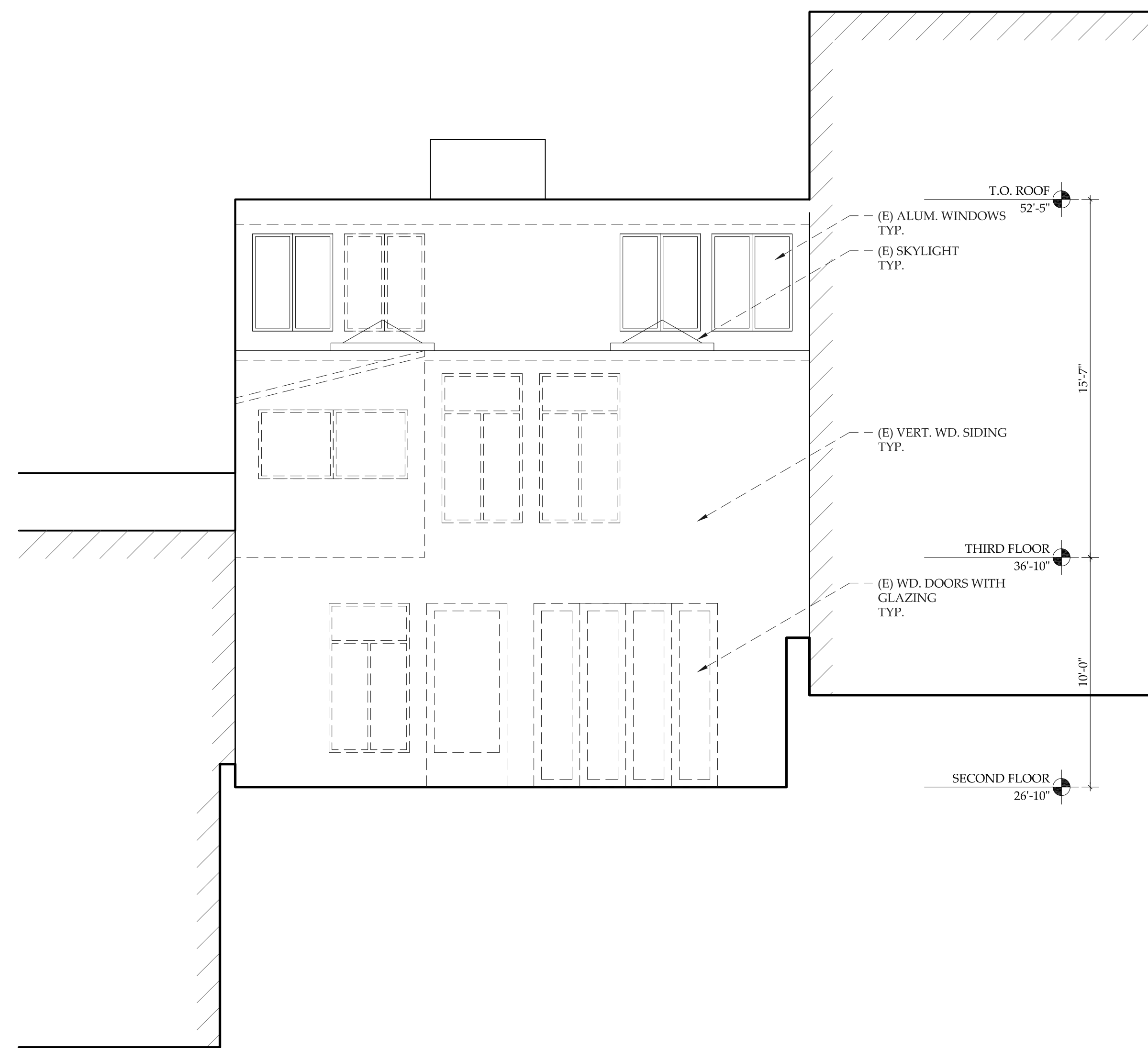
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(E) & (P) NORTH ELEVATION

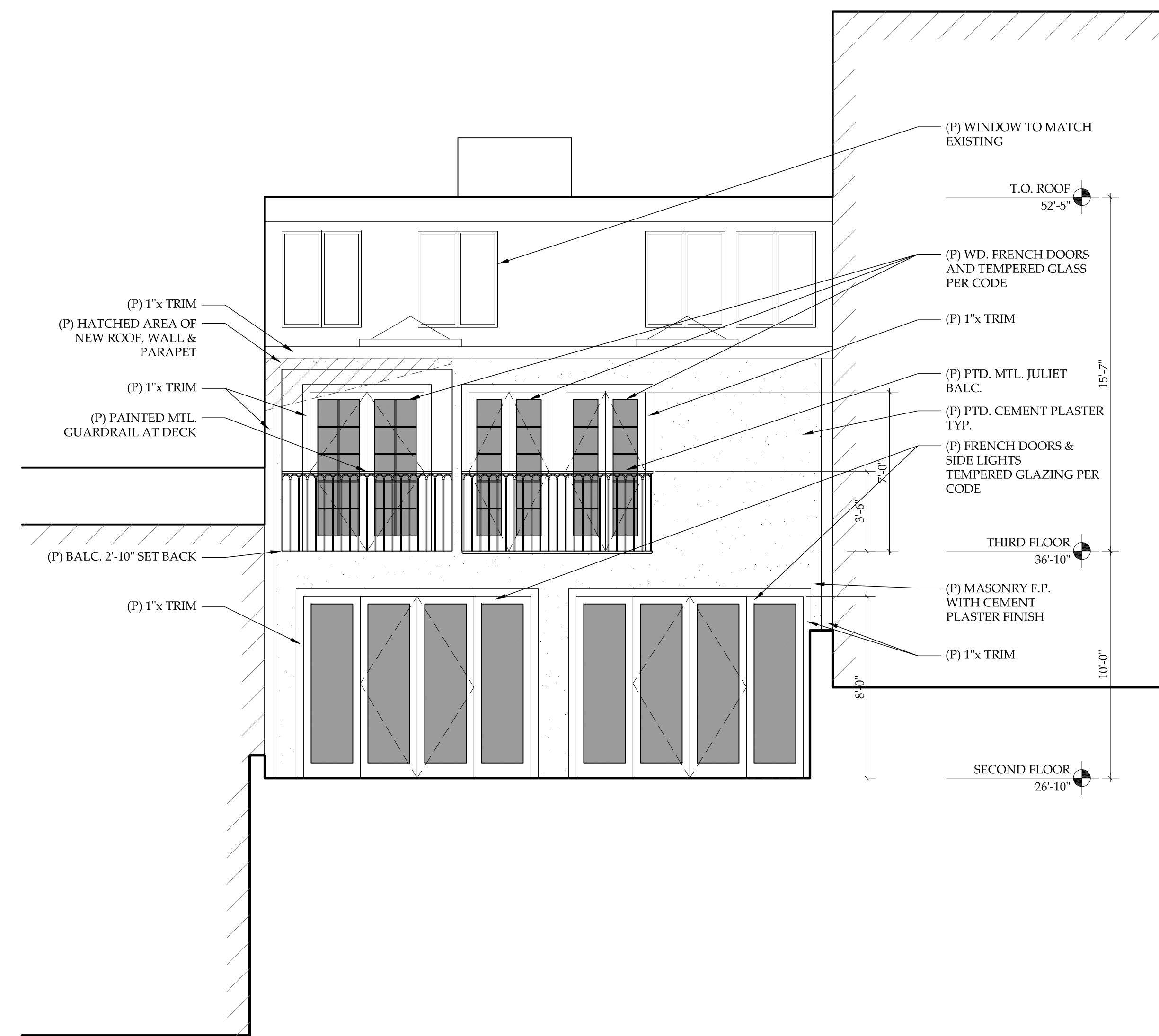
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DRAWN BY:	MM, ID
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SHEET #:	A3.01



3 (P) PARKING SECTION, LOOKING NORTH
SCALE: 1/2" = 1'-0"



2 (E) SOUTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



1 (P) SOUTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

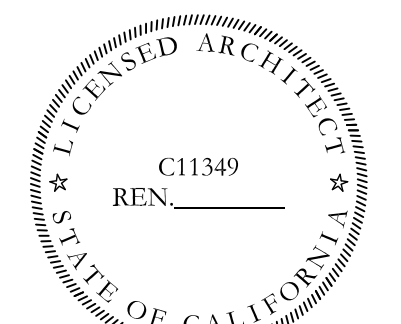
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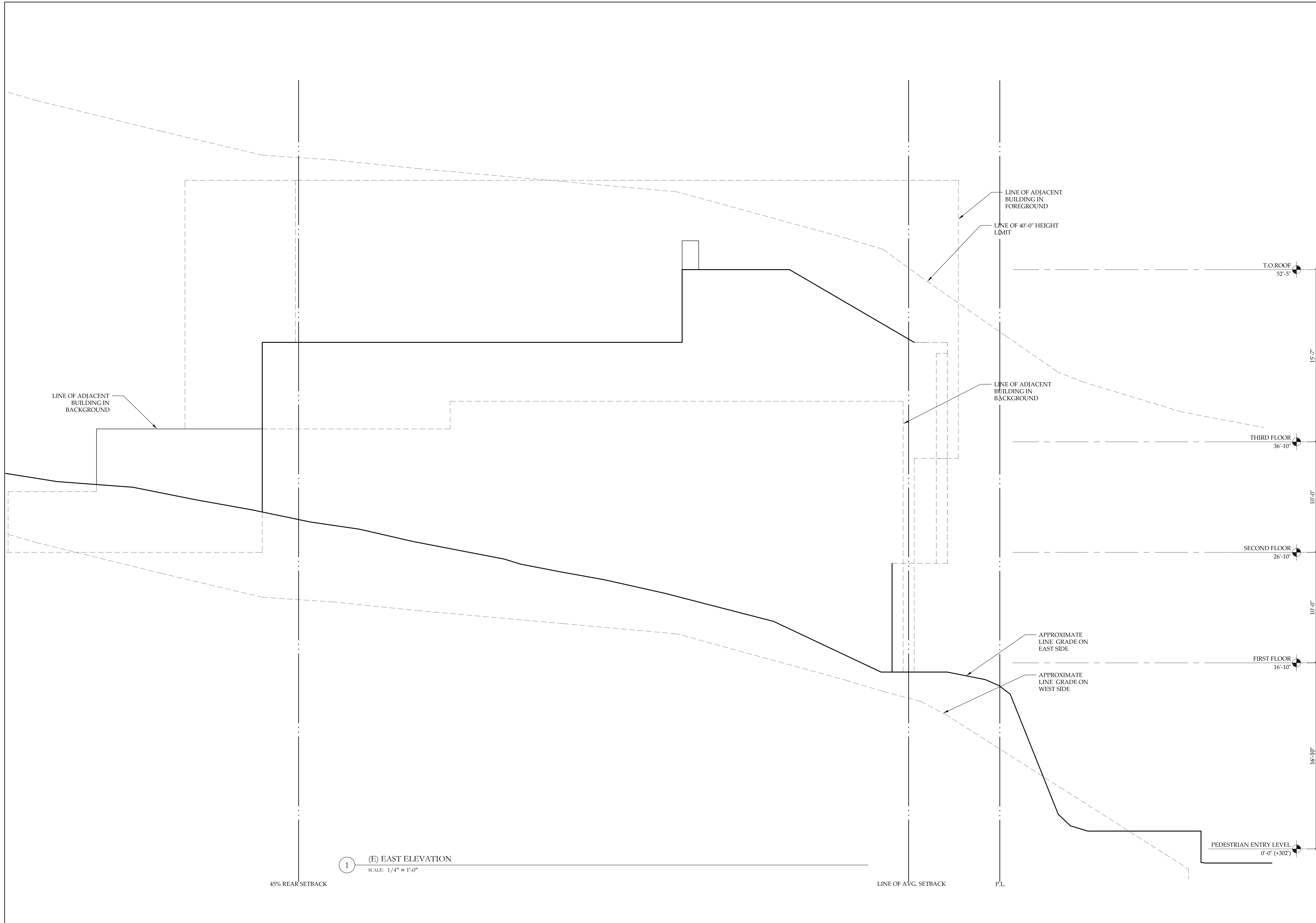


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(E) & (P) SOUTH ELEVATION
& PARKING ELEVATION

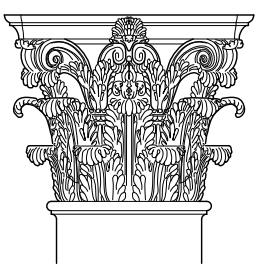
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SCALE:	AS NOTED
SHEET #:	

A3.02



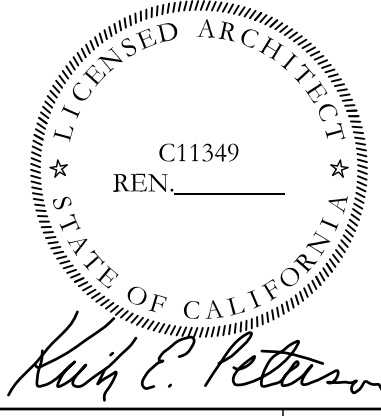
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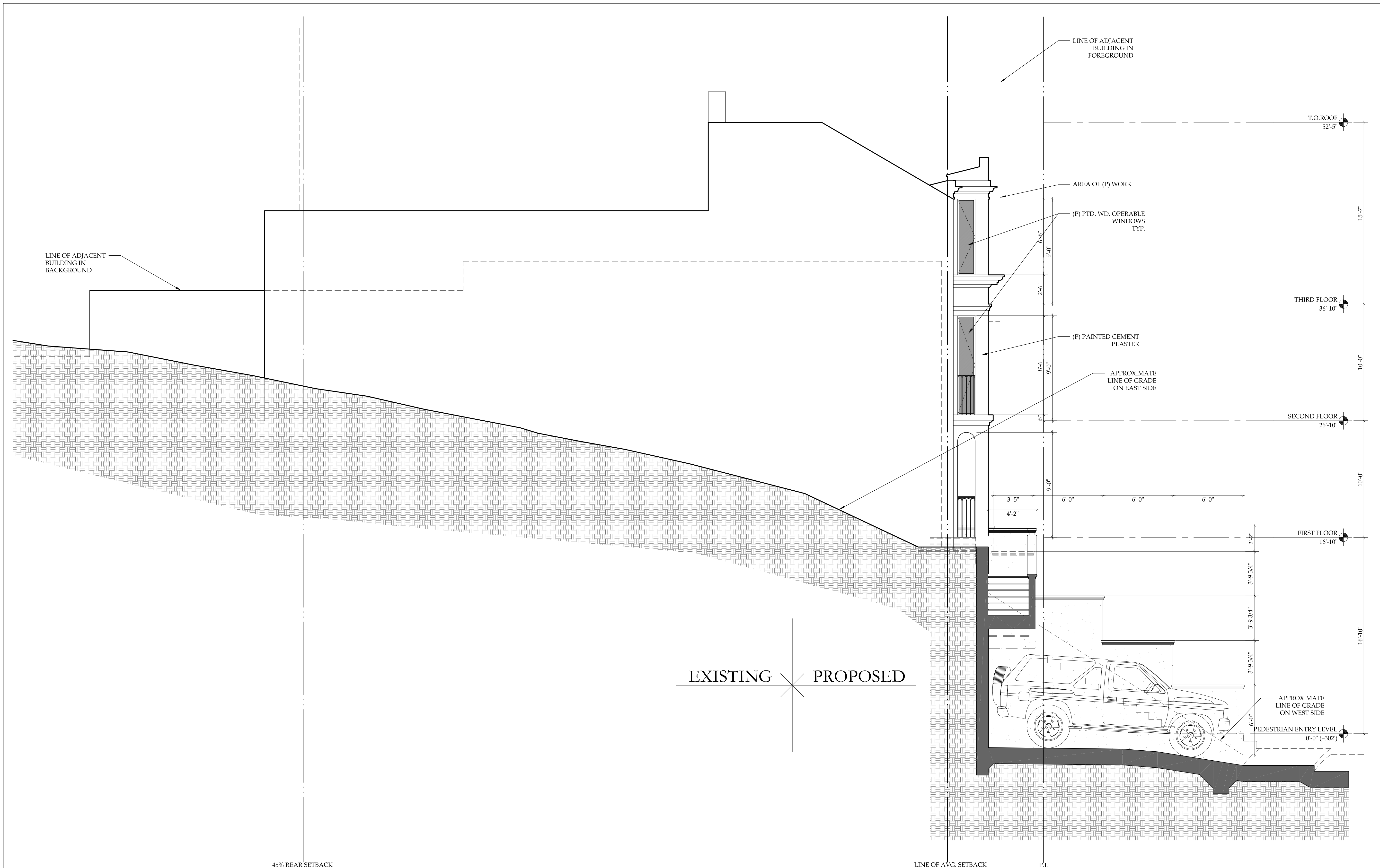


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PLANNING	10-23-2013
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REVISION	2-23-2015
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(E) EAST ELEVATIONS

PROJECT #:	1207
DATE:	3-15-2016
DRAWN BY:	MM, ID
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SCALE:	AS NOTED
SHEET #:	

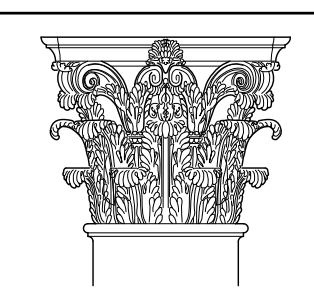
A3.03



1 (P) EAST ELEVATION
SCALE: 1/4" = 1'-0"

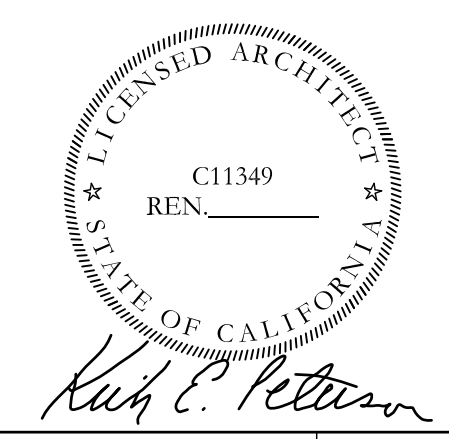
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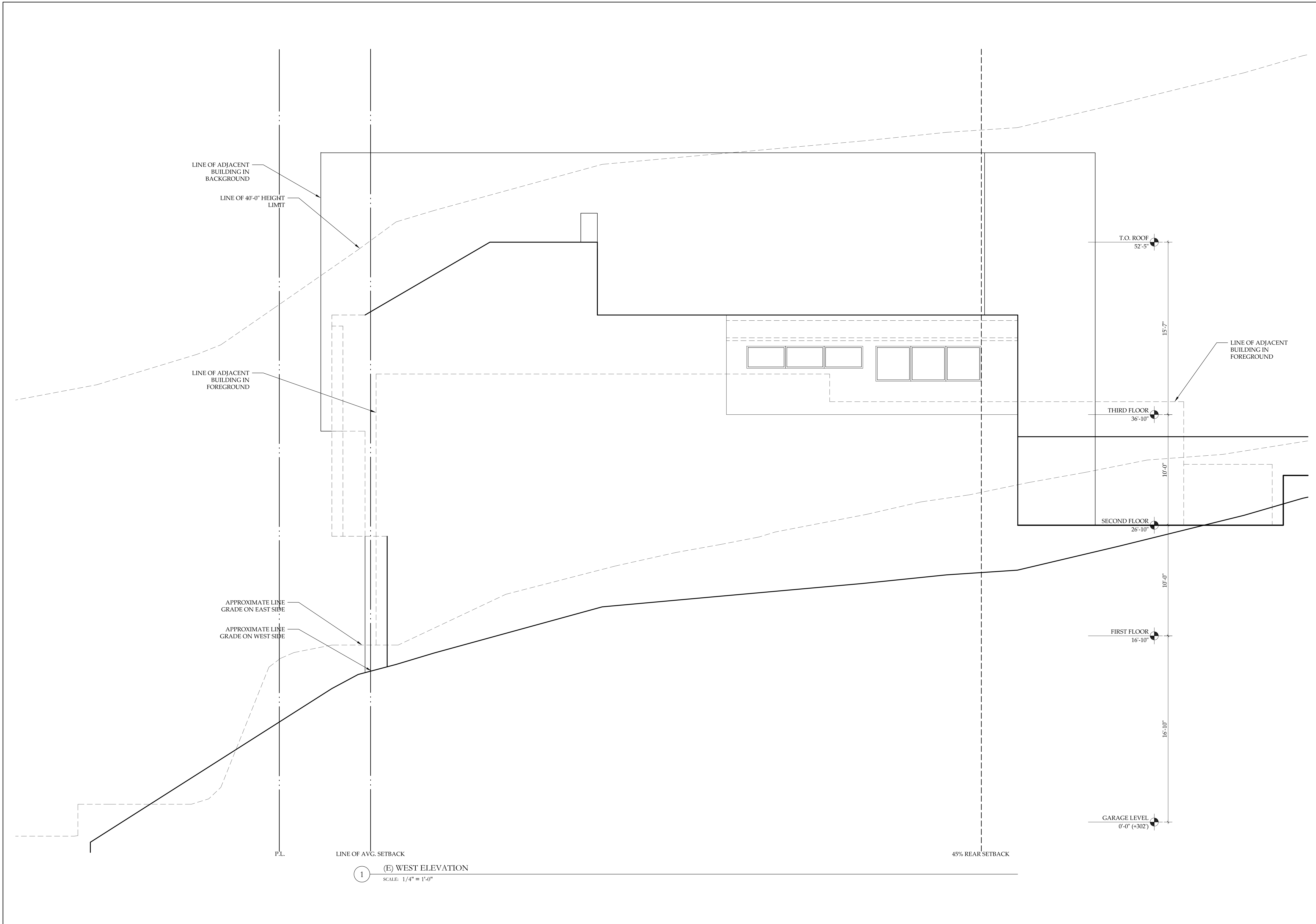


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(P) EAST ELEVATIONS

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A3.04



1 (E) WEST ELEVATION
SCALE: 1/4" = 1'-0"

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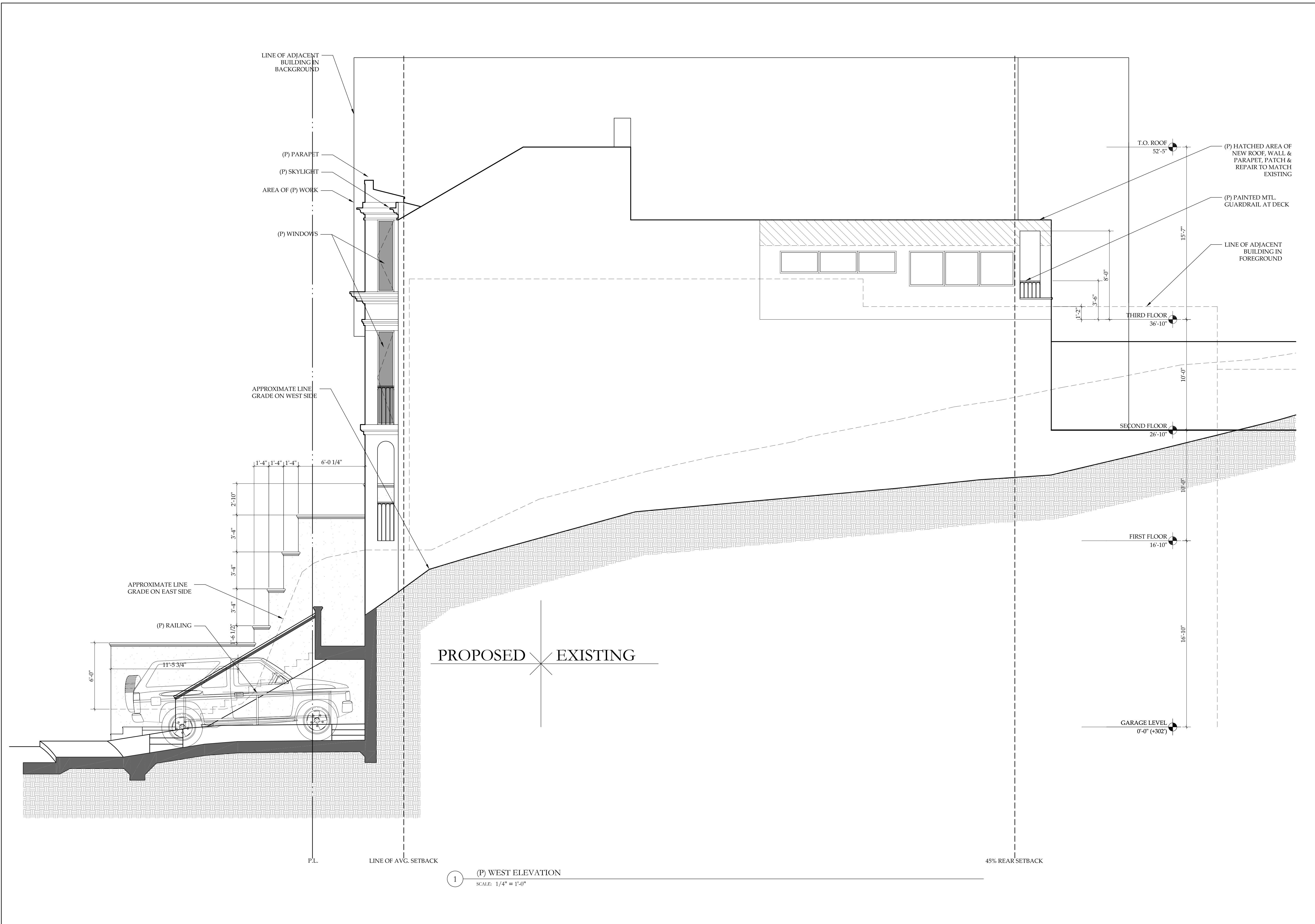


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(E) WEST ELEVATIONS

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A3.05

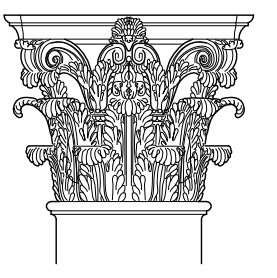


PROPOSED * EXISTING

1 (P) WEST ELEVATION
SCALE: 1/4" = 1'-0"

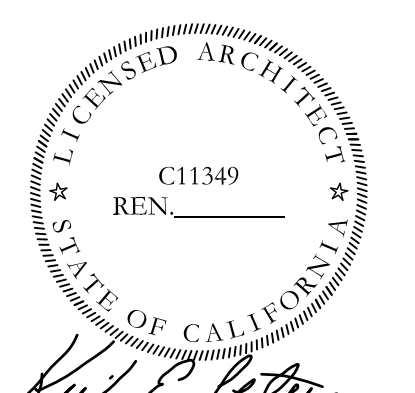
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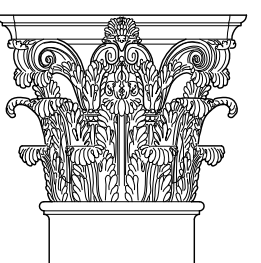
(P) WEST ELEVATIONS

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A3.06

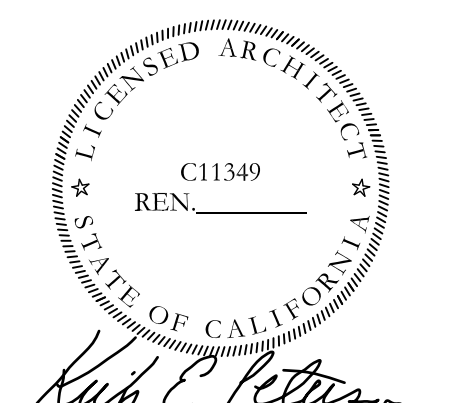
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& ASSOCIATES
ARCHITECTS**

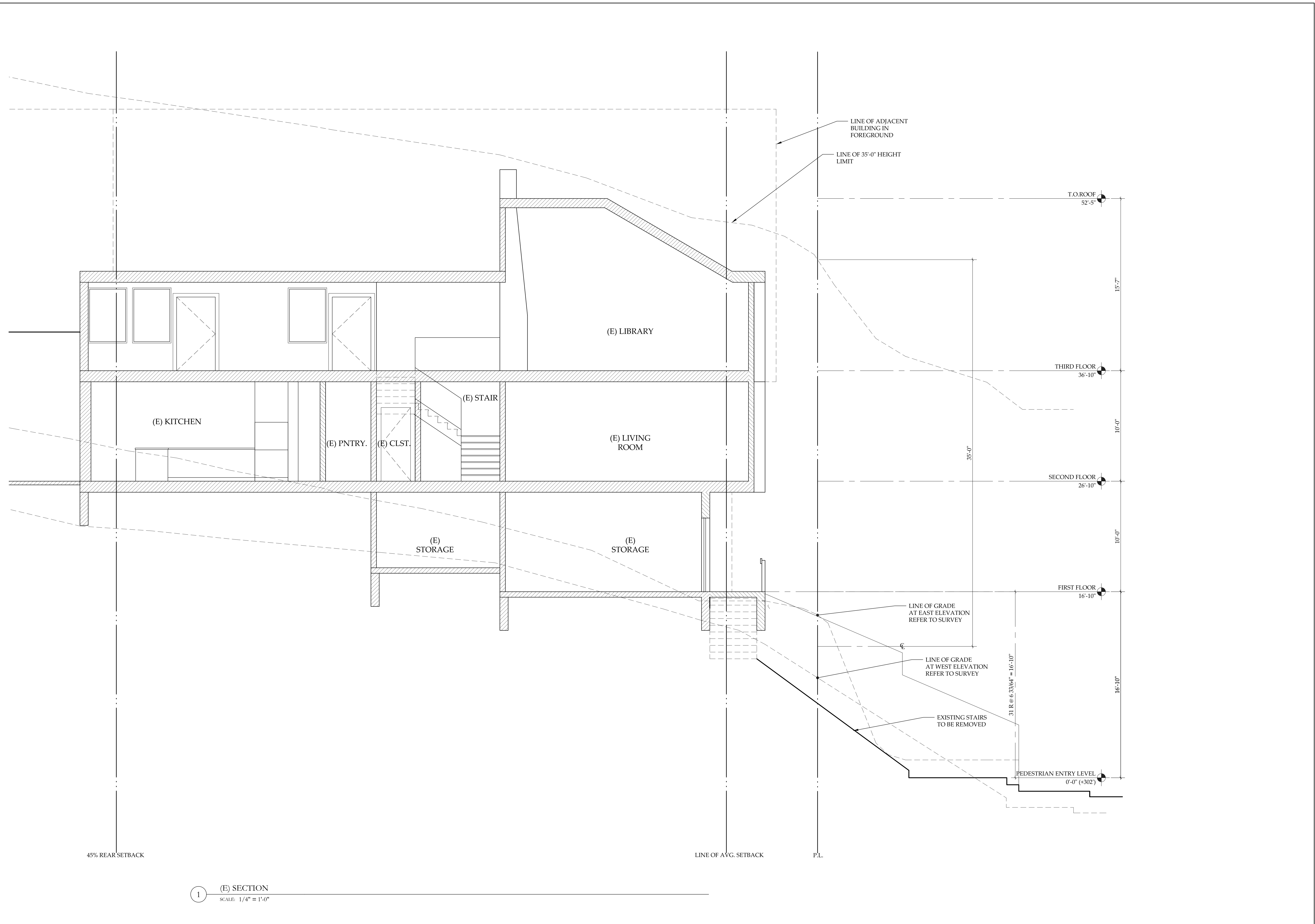
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ISSUE & REVISION	DATE
PLANNING	10-23-2013
BUILDING SUBMITTAL	4-1-2014
REVISION	2-23-2015
REVISION	7-8-2015
REVISION	3-15-2016

(E) SECTION	
PROJECT #:	1207
DATE:	3-15-2016
DRAWN BY:	MM, ID
CHECKED BY:	KP
SCALE:	AS NOTED
SHEET #:	

A4.01



1 (E) SECTION
SCALE: 1/4" = 1'-0"

